

# Energy performance certificate (EPC)

Anjis 3a Pratt Street Soham CB7 5BH	Energy rating	Valid until: 15 February 2036
	<b>D</b>	Certificate number: 8168-1115-4941-5015-1004

Property type	Retail/Financial and Professional Services
Total floor area	41 square metres

## Rules on letting this property

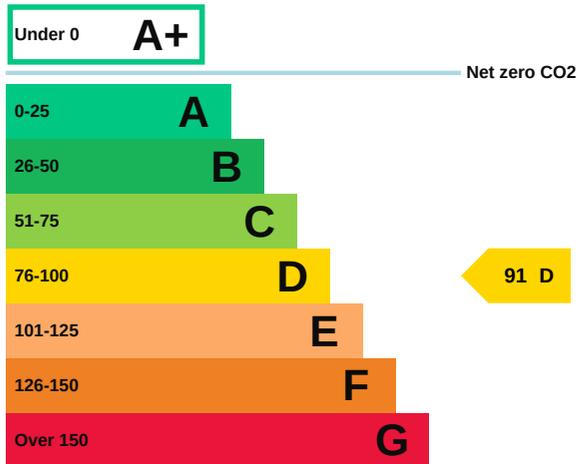
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 B

If typical of the existing stock

110 E

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	66.9
Primary energy use (kWh/m <sup>2</sup> per year)	423

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4156-8543-7997-5200-6828\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Mr Martyn Collis
Telephone	07811 194 636
Email	<a href="mailto:bmc20171@outlook.com">bmc20171@outlook.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024190
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	B&MC Consultancy Services Ltd
Employer address	19 Meadow Drive, Lakenheath, Brnadon, Suffolk. IP27 9JG.
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 February 2026
Date of certificate	16 February 2026